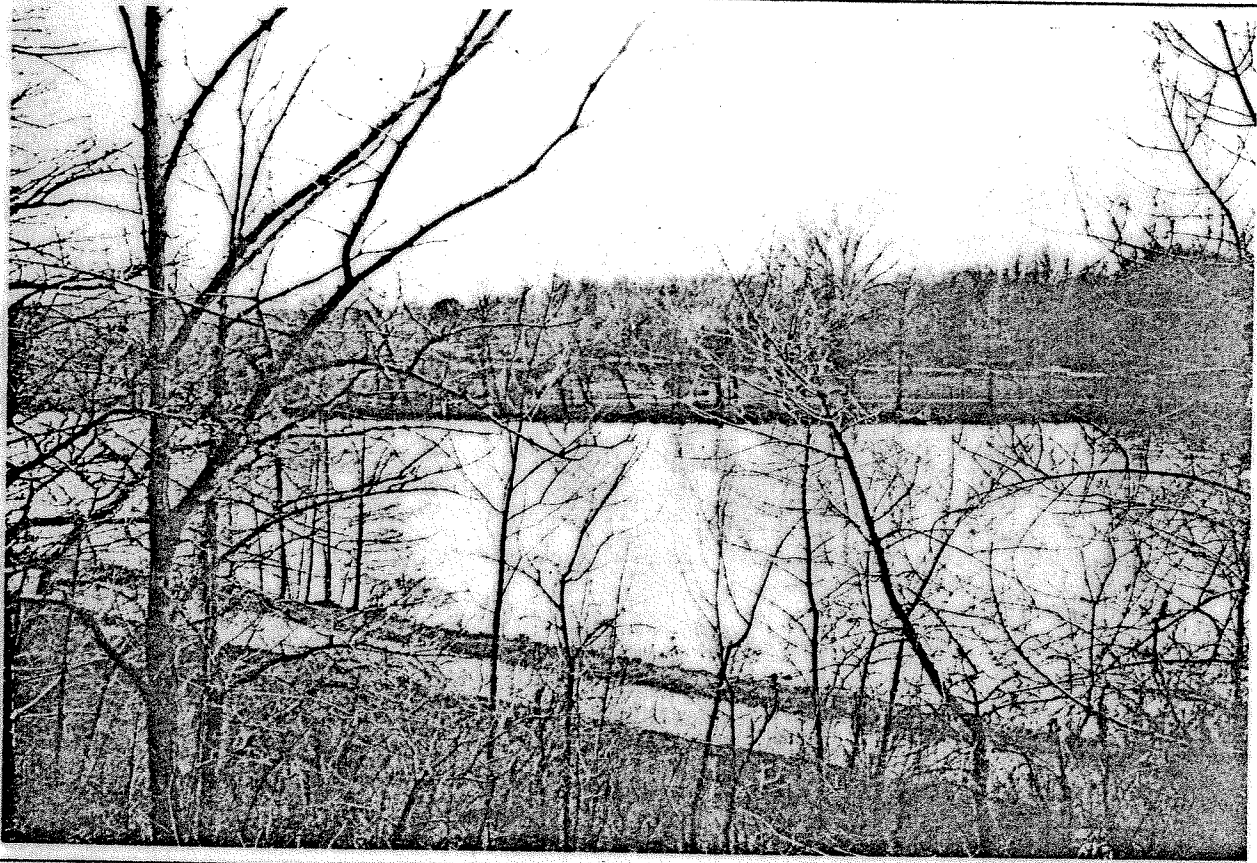


**ENVIRONMENTAL ASSESSMENT
FOR THE CONVERSION OF A
PORTION OF GENESEE VALLEY PARK
UNDER THE LAND AND WATER CONSERVATION FUND ACT
AS A RESULT OF THE
BROOKS LANDING REVITALIZATION PROJECT**

Appendix A:
Excerpt from the 1986
Genesee River South Corridor Land Use
& Development Plan

Genesee River South Corridor Land Use & Development Plan



Prepared under the joint sponsorship of the
City of Rochester
University of Rochester
County of Monroe

Lane, Frenchman and Associates


C. PROBLEMS AND OPPORTUNITIES

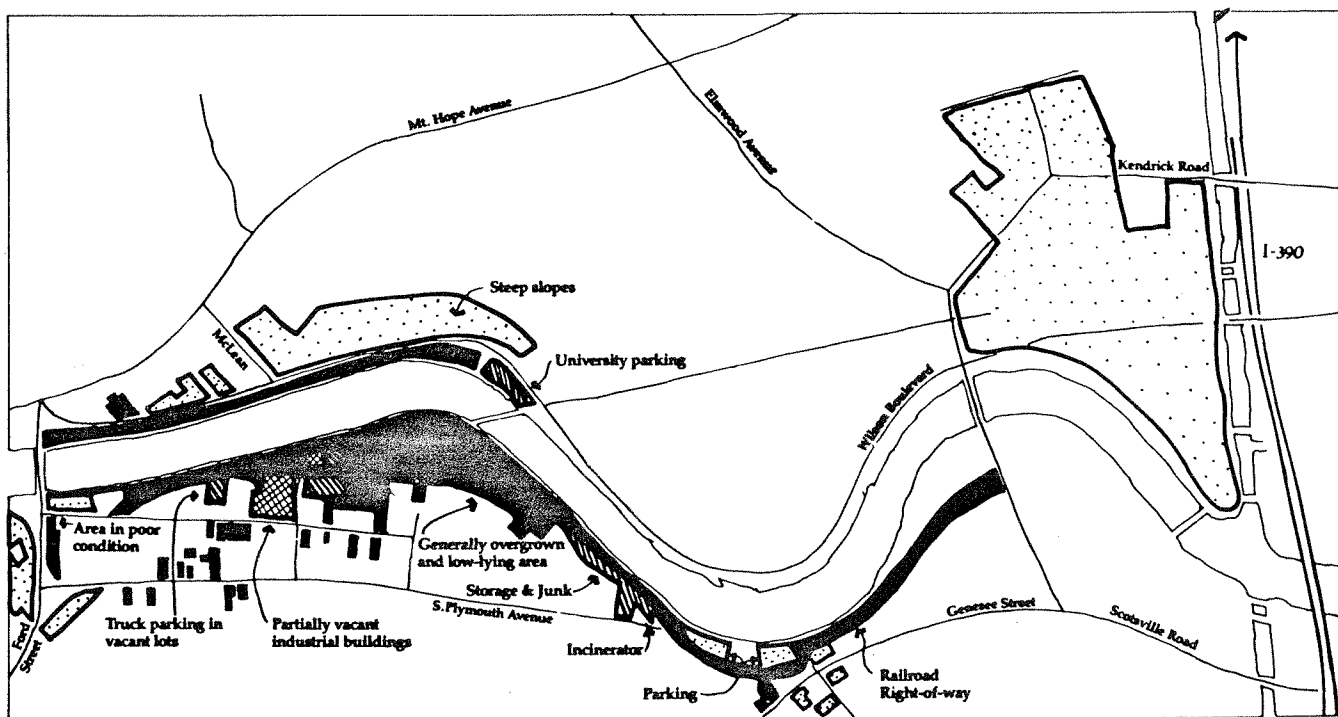
Properties in the study area which may be susceptible to change in the relatively near future are shown in Figure 3 and include:

- o Vacant Lands -- can potentially be developed. These include overgrown lands on the West Bank, unimproved Riverfront on the East Bank close to Ford Street, the former railroad rights-of-way on the West Bank, and scattered vacant lots throughout the Plymouth Avenue/Exchange Street neighborhood.
- o Inappropriate Uses Along the River -- detract from the use and enjoyment of the waterfront. These uses are concentrated on the West Bank and include auto junkyards, truck parking, old storage and junkyards, and an incinerator establishment.
- o Underutilized Industrial Buildings -- are found along the West Bank, particularly along Flint Street.
- o Parcels With a Potential For a More Intensive Use -- include a broad variety of types of land above and beyond the foregoing categories. The largest tracts

Figure 3

Areas Susceptible to Change

-  Vacant land
-  Inappropriate use along waterfront
-  Underutilized industrial buildings
-  Potential for more intensive use



of land so designated are those owned by the University. These include the hillside between Mount Hope Cemetery and Wilson Boulevard, the South River Campus, parking areas adjacent to the Health Complex and remnant parcels on Wilson Boulevard near Ford Street. Other types of land with potential for more intensive use also include the Third Ward Urban Renewal Parcels near the Ford Street Bridge, and parking lots and Rail Rights of way on either side of Plymouth Gardens.

Figure 4 summarizes problems and opportunities between the Barge Canal and Ford Street, highlighting the strong and weak points of the area which have influenced the final plan. Major negative features include the following:


- o Deteriorated areas and buildings along the West Bank adjacent to the neighborhood and near the railroad bridge. The adjacent neighborhood also has many structures in need of substantial repair. An additional impact in this area is the heavy truck traffic on Exchange Street destined for industrial uses in the area.
- o Open space along the River is relatively inaccessible and unattractive.
- o The commercial district at Genesee Street and Brooks Avenue has an appearance which conveys a negative image. Numerous vacancies, several marginal businesses, properties in poor condition, and a lack of parking all contribute to a lack of focus at this strategic location on the bend of the River just across from the University.
- o Specific problems and negative features on the East Bank relate to unimproved segments of the River's edge (such as south of the Ford Street Bridge) or to impediments to pedestrian access along the River. Such barriers include poor access between the Health Complex and the main River Campus which requires an awkward walk along the edge of the cemetery in back of the power plant, the area near the pumping station north of the Elmwood Avenue Bridge where the River edge trail must come up to Wilson Boulevard because it is blocked by the pumping station, and the general area where Elmwood Avenue crosses under the two railroad bridges where visibility and orientation to the University are obscured.


Major positive features within the central part of the study area are also shown on Figure 4 and include:

Figure 4

Development Problems and Opportunities

POSITIVE FEATURES

 Attractive, landscaped area


 Walkways, slopes defining river

 Visual foci

 River views


 Attractive neighborhood

NEGATIVE FEATURES

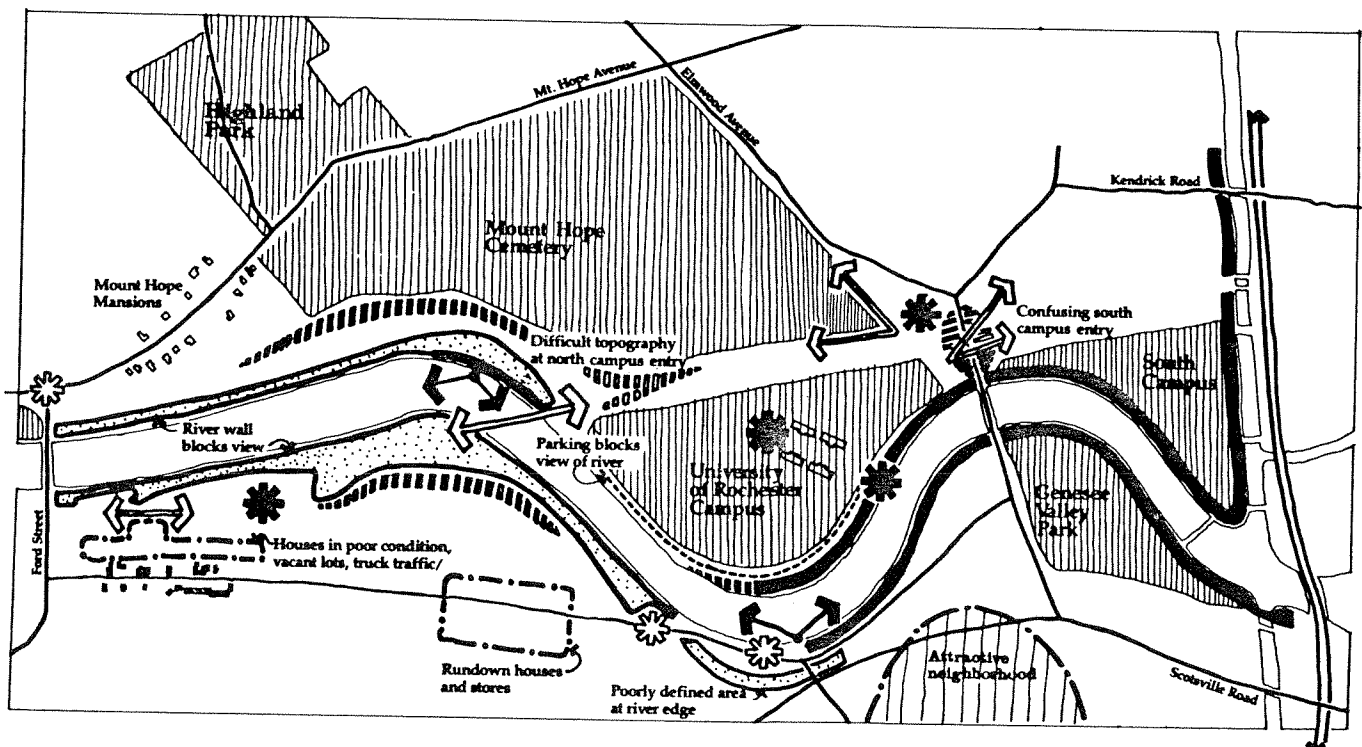
 Negative areas and buildings unimproved areas

 Focal points

 Neighborhood blight

 Steep slopes which separate uses






- o The steep slopes of the escarpment which define the River basin. On the East Bank these include the steep slope and open lands below the Mount Hope Cemetery. On the West Bank the slope of land is obscured by undergrowth on the open lands which includes the former railroad rights-of-way.
- o Major visual focal points which provide orientation to those traveling up and down the Riverfront. These include the University and RG&E Power Plants, the dome on the Rush Rhees Library, the University's Interfaith Chapel, and a large water tower and stack on one of the major industrial buildings near Flint Street.
- o Other major sites from which good River views are available. On the East Bank the land near the University's parking lot between the two railroad bridges offers superb views north to downtown Rochester and south toward the neighborhoods on the West Bank. On the West Bank the termination of Brooks Avenue at South Plymouth Avenue offers views up toward Mount Hope Cemetery and down the River toward Genesee Valley Park.



A detailed review of existing and proposed traffic conditions was undertaken, including the collection of substantial new data on utilization of Wilson Boulevard. The intent of this study was to quantify problems relating to existing levels of service and to estimate potential impacts associated with removal of Wilson Boulevard. The conclusion of the study was that the majority of traffic using Wilson Boulevard is destined to the University, and that diversion of through traffic would have a modest negative effect on existing parallel streets, particularly along Mount Hope Avenue. These impacts were judged to be modest aggravations of existing congested conditions, which could be mitigated by sensitive intersection design.

Figure 5

Key Parcel Locations

-  Potential for more intensive development
-  Potential for park extension
-  Potential for park or more intensive development
-  Land acquired from University
-  "Entry" areas

D. KEY PARCELS

Figure 5 shows a summary map of parcels whose future development was identified to be of concern to the study. These are numbered and shaded to reflect potential future use:

Table 1 shows major characteristics of each parcel, including size, infrastructure availability, and potential use.

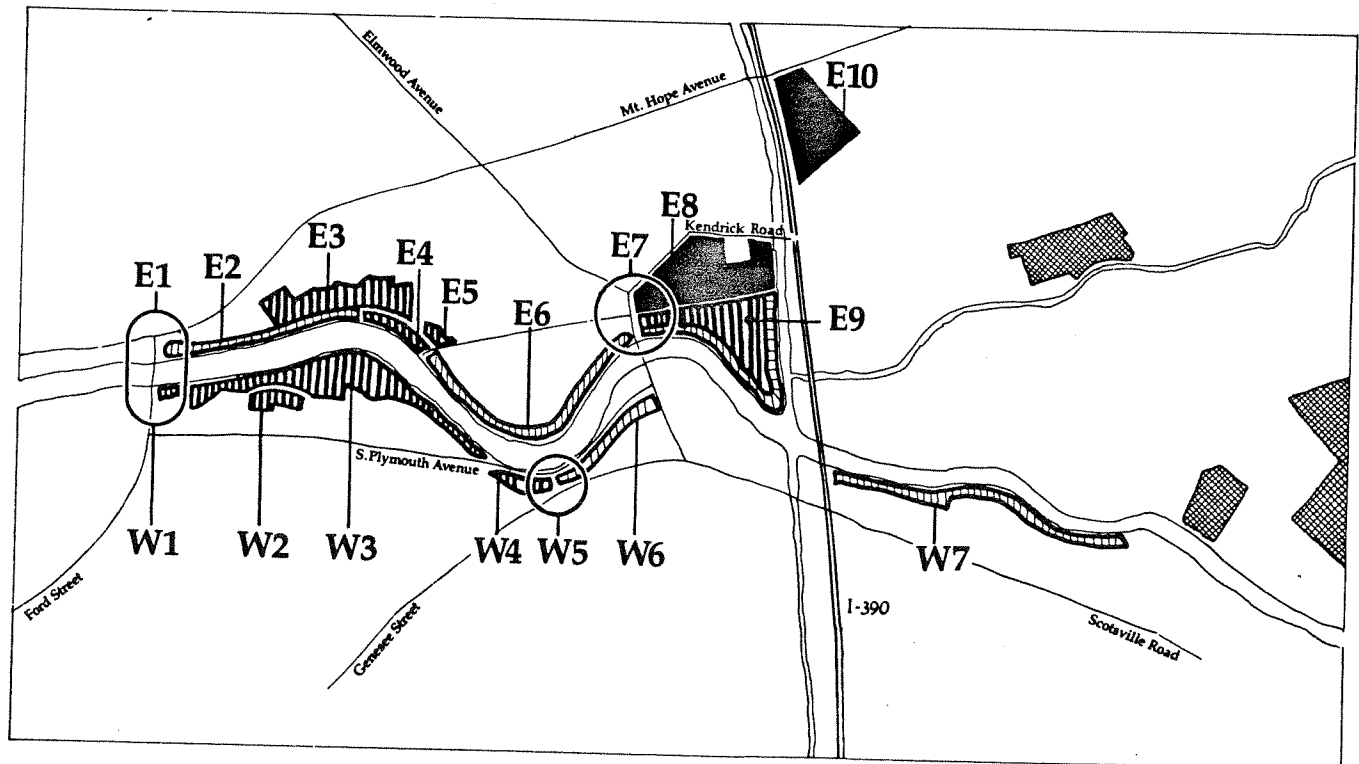


Table 1

Characteristics of Key Parcels

	Approx. Area in (Acres)	Key Features	Constraints	Infrastructure	Potential Uses
W-1 Exchange Street Entry	NA	open land at major entry to neighbor- hood & River	requires land- scaping & spa- tial defini- tion	all services existing	trails, park, com- mercial, industry
W-2 Industrial Buildings	13	old & under- utilized buildings	relocation of existing uses, neighborhood impact	all services existing	park, housing in- dustry
W-3 Waterfront and Bridge	28	spectacular view, River access	uneven land, needs fill	requires ac- cess; sewer available, water is pos- sible	trails, scenic drive, park hous- ing, industry
W-4 Buffer Zone	5	view of River	vacant land	all services existing	trail, scenic drive extension, park, housing
W-5 Genesee/ Brooks Neigh- borhood Entry	NA	major entry, possible con- nection to water	vacant lots, shops in poor condition	all services existing	neighborhood shop- ping or service center, park
W-6 Railroad Track Corridor	6	edge to park	steep slopes at housing edge	NA	park extension, trail
W-7 West Bank and Railroad	NA	underused	unaccessible, access blocked	NA	park, if abutting uses upgraded
E-1 Wilson Boule- vard Entry	NA	node of activity	confusing traffic inter- section	all services existing	park extension
E-2 Waterfront Walk	7	potential access to River	depressed land between River wall & Boule- vard	NA	Riverfront park & trail extension
E-3 East Slope	21	view of River	steep slope	requires road, utility exten- sion from McLean Street	park, University housing
E-4 Scenic Over- look	5	spectacular view at River's bend	presently used as parking	NA	park, trail
E-5 North Entrance to River Campus	2	potential for major gateway	narrow site, surrounded by berms, U of R facilities shops	all services existing	park, University buildings
E-6 Wilson Boule- vard and River Edge	8	potential view of River	parking and overgrown vege- tation	NA	River edge park (depends on access design)
E-7 South Entrance to River Campus	NA	potential for major gateway	depressed street, narrow bridges	NA	Extension of inter-campus boulevard, inter- section improve- ment & landscaping
E-8 Retail Proposal	30	strategically located be- tween Univer- sity campuses	presently used as parking & sport fields	service avail- able	commercial, Uni- versity extension
E-9 University Land (South River Campus)	32	park inten- sively used	danger of flood	requires ac- cess, sewer & storm to be available. No RCE or water	park, University extension
E-10 South Campus Parcel	39	easily acces- sible from highway	none	requires road, water, sewer- age	housing, Univer- sity extension, industry